

AGENDA
PUBLIC BUILDING COMMISSION
August 17, 2023

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

INTRODUCTION OF VISITORS:

Mark Kern, County Board Chairman	Debra Moore, Director of Administration
James Brede, Director of Buildings	Bernard Ysursa, Attorney
Bryan Johnson, MidAmerica St. Louis Airport Director	Tom Knapp, Sheriff's Department

COMMUNICATION:

MINUTES:

- | | | |
|----------------------------|---|---------------|
| 1) Regular Monthly Meeting | - | July 20, 2023 |
| 2) Executive Meeting | - | July 20, 2023 |

TREASURER AND FINANCE:

- | | | |
|---|---|-----------------|
| 1) Regular Expense Claims Report with Payroll Ledger Report | - | August 30, 2023 |
| 2) Airport Expense Claims Report | - | August 30, 2023 |
| 3) Budget Analysis Report | - | August 2023 |
| 4) Trial Balance Report | - | July 2023 |

FOR YOUR INFORMATION:

OPERATIONS:

- | | | |
|---|---|---------------|
| 1) Bid Award for Public Services Facility (313 W. Washington)-
Construction for Election Equipment | - | Bill Reichert |
| 2) Bid Award for Juvenile Detention Center – Parking Lot
Light Pole Replacement | - | Bill Reichert |
| 3) Lease Agreement between PBC and OSPS (Office of Statewide
Pretrial Services) | - | Bernie Ysursa |

FAIRGROUND OPERATIONS:

AIRPORT OPERATION BUSINESS:

- | | | |
|--|---|---------------|
| 1) Professional Services Agreement/The Hauser Group | - | Bryan Johnson |
| 2) Professional Services Agreement/FIS Phase 4/
Amendment #10/CMT | - | Bryan Johnson |

**PBC Meeting
August 17, 2023**

- | | | |
|--|---|---------------|
| 3) Terminal Expansion/Curbside Improvements – CO #28/AIP | - | Bryan Johnson |
| 4) Terminal Expansion/IT Improvement – CO #17/Non-AIP | - | Bryan Johnson |
| 5) Terminal Expansion/IT Room Improvements – CO
#18/Non-AIP | - | Bryan Johnson |
| 6) Demolition of Old Scott School/Bid Review & Approval | - | Bryan Johnson |
| 7) Terminal Lease Agreement/Holland Construction | - | Bryan Johnson |

UPDATES:

- | | | |
|-------------------------------|---|---------------|
| 1) Enplanements | - | Bryan Johnson |
| 2) Terminal Expansion | - | Bryan Johnson |
| 3) Boeing Production Facility | - | Bryan Johnson |

EXECUTIVE SESSION:

Personnel:

Real Estate:

Litigation:

ADJOURNMENT:

Public Building Commission Meeting Minutes
August 17, 2023

The Public Building Commission of St. Clair County met in the County Board Conference Room on August 17, 2023. The meeting was called to order by Chairman Richard Sauget at 10:00 a.m.

Members Present:

Richard Sauget, Chairman
Rick Effinger
Terry Beach
Charles Lee
Thomas Dinges
Kevin Bouse
Edmond Brown

Members Absent:

Others Present:

Mark Kern, Chairman
Debra Moore, Director of Administration
Bryan Johnson, MidAmerica St. Louis Airport Director
William Reichert, Architectural & Planning Advisor
Tom Knapp, Sheriff's Department
Bernard Ysursa, Attorney
Traci Firestone, Secretary
Natalie Birk, Executive Assistant
Darren James, Assistant Director of MidAmerica St. Louis Airport
Dan Trapp, Director of Engineering and Planning of MidAmerica St. Louis Airport
Midori Henrichs, Director of Finance of MidAmerica St. Louis Airport
Randy Pierce, Fairview Heights Tribune
Alexis Cortes, Belleville News-Democrat

The Pledge of Allegiance was recited.

There were no Public Comments made or Questions asked at this Meeting.

Chairman Kern thanked Bryan Johnson for his time at the Airport and doing a fantastic job during the trying times of the pandemic.

Public Building Commission Meeting Minutes

August 17, 2023

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Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to Approve the **Regular Monthly Meeting Minutes of July 20, 2023.**

Upon a motion by Commissioner Dinges and second by Commissioner Lee it was unanimously agreed to Approve the **Regular Expense Claims Report with Payroll Ledger Report of August 30, 2023.**

Upon a motion by Commissioner Dinges and second by Commissioner Lee, it was unanimously agreed to Approve the **Airport Expense Claims Report of August 30, 2023.**

Commissioner Dinges reviewed the **Monthly Budget Analysis Report for August 2023** and stated the 2023 Budget is in line with the projected percentage of 66.7.% expenditures with the exception of Economic Development due to Major Capital Improvements.

Commissioner Dinges reviewed the **Trial Balance Report for July 2023** and it can be available when requested in the Public Building Commission Office.

Upon a motion by Commissioner Terry Beach and second by Commissioner Effinger, it was unanimously agreed to Approve the appointment of Darren James as Interim Director of St. Louis MidAmerica Airport with the same salary that Bryan Johnson was earning.

Upon a motion by Commissioner Beach and second by Commissioner Effinger, it was unanimously agreed to Approve the Bid Award for the Public Service Facility at 313 West Washington, for Election Equipment with Millennium Construction for an amount of \$2,044,887.00 in addition to adding \$5,300.00 for painting exterior stone.

Upon a motion by Commissioner Beach and second by Commissioner Effinger, it was unanimously agreed to Approve the Lease between Public Building Commission and OSPS (Office of Statewide Pretrial Services) for a 5 year Lease.

Public Building Commission Meeting Minutes

August 17, 2023

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Upon a motion by Commissioner Effinger and second by Commissioner Brown, it was unanimously agreed to Approve the Professional Services Agreement with the Hauser Group for a 5-year Agreement with a \$50,000.00 Cap.

Upon a motion by Commissioner Effinger and second by Commissioner Bouse, it was unanimously agreed to Approve the Amendment #10 Phase 4 FIS to the Engineering Agreement with CMT for a cost not-to-exceed \$250,625.00.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve the Change Order #28, Terminal Modifications, Curbside Improvements Holland Construction for a cost not-to-exceed \$1,822,364.00.

Upon a motion by Commissioner Effinger and second by Commissioner Brown, it was unanimously agreed to Approve the Change Order #17 to Contract 2021-15, Non- CMAR with Holland Construction, Inc. at a cost not-to-exceed \$613,825.00.

Upon a motion by Commissioner Bouse and second by Commissioner Effinger, it was unanimously agreed to Approve the Change Order #18 to Contract 2021-15, Non-AIP CMAR-Miscellaneous Terminal with Holland Construction, Inc. at a cost not-to-exceed \$780,209.00.

Upon a motion by Commissioner Effinger and second by Commissioner Dinges, it was unanimously agreed to Approve The Terminal Lease Agreement between MidAmerica St. Louis Airport and Holland Construction, Inc.

Public Building Commission Meeting Minutes

August 17, 2023

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For updates on Enplanements, Terminal Expansion, and Boeing Production Facility, please see the attached documents.

Upon a motion by Commissioner Effinger and second by Commissioner Lee, it was unanimously agreed to adjourn the meeting at 10:50 a.m. Motion carried.

Respectfully submitted,

Traci Firestone

Traci Firestone, Secretary

APPROVED:

Richard S. Smith

CHAIRMAN

MidAmerica St. Louis Airport

PUBLIC BUILDING COMMISSION

ST. CLAIR COUNTY, ILLINOIS

17 August 2023

Bryan E. Johnson, A.A.E. | Airport Director

1. Professional Services Agreement / The Hauser Group

The Hauser Group is a St. Louis-based public relations firm focused on raising awareness, generating results for a host of noteworthy clients. Whether it is writing a single news release, providing strategic counsel, or developing and implementing a comprehensive, multi-year communications program, The Hauser Group provides personalized and individualized services designed to generate results and help clients achieve their communications goal.

Financial Impact: The professional services agreement with The Hauser Group was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chair to execute the professional services agreement between MidAmerica St. Louis Airport and The Hauser Group.”

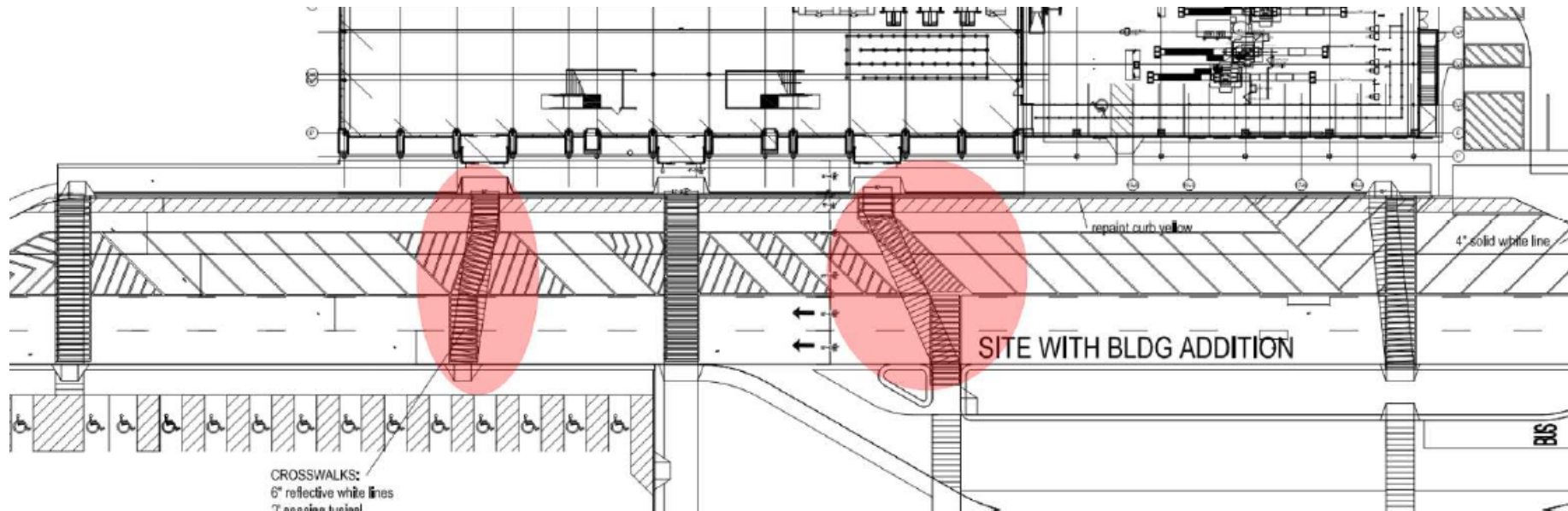
2. Professional Services Agreement / FIS Phase 4 / Amendment #10 / CMT

BLV & CBP additional design services include an early document package to facilitate the early procurement of certain long-lead items and to accelerate the beginning of construction and phased construction documents articulated to facilitate the construction of the building shell and the GAF ahead and independent of the construction of the FIS.

Financial Impact: Amendment #10 (design services) was included in the FY2023 Airport Budget.

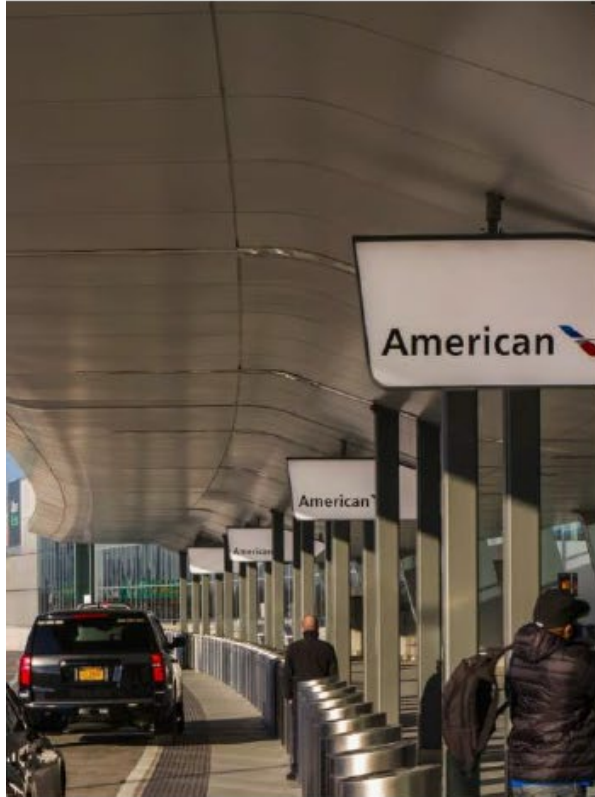
Motion: “Move to approve and authorize the Chair to execute Amendment #10 Phase 4 FIS to the engineering agreement with CMT at a cost Not to Exceed \$250,625.”

CURBSIDE



- Maintain existing heated curbs – only revise current curb cut areas
- Increase curb depth – continuous for entire length
- Remove 2 crosswalks – yields 245' & 206" between crosswalks
- Orient north crosswalk perpendicular to curbside
- Plan drive lanes to be 12' wide
- Place Bollards 5'-7' from curb for car doors & movement

CURBSIDE



LGA . Continuous sloped curb, bollards full length

3. Terminal Expansion / Curbside Improvements – CO#28 / AIP

Bulletin 41 issued drawings which defined improvements to the terminal curb front. The improvements include widening of the sidewalk, eliminating the 6” curb thereby creating a curb front which is entirely accessible, adding bollards along the extent of the curb front to protect the terminal and pedestrians, and resurfacing the drop off / pick up lanes.

Financial Impact: Change Order #28 (curbside improvements) will be funded through an AIP amendment with submission to the FAA.

Motion: “Move to approve and authorize the Chair to execute Change Order #28, Terminal Modifications, curbside improvements with Holland Construction, Inc. at a cost Not-to-Exceed \$1,822,364.”

4. Terminal Expansion / IT Improvements – CO#17 / Non-AIP

Per BLV direction, CMT / Faith Group completed this analysis and generated bulletins 2 and 3 to the project. These bulletins include upgraded communications cabling, additional fiber optic backbone cabling, Wi-Fi in the terminal, labelling and identification of existing communications infrastructure, and associated work.

Financial Impact: Change Order #17 for Non-AIP eligible work was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chair to execute Change Order #17 to Contract 2021-15, Non-AIP CMAR with Holland Construction, Inc. at a cost Not-to-Exceed \$613,825.”

5. Terminal Expansion / IT Room Improvements – CO#18 / Non-AIP

The main components of this work include replacement of this room's Air Conditioning and UPS (uninterruptible power supply). These items were originally planned for replacement in coordination with the subject project. However, the priority and scope of this replacement have evolved as this room now houses other, critical SCC IT infrastructure. CMT (with Faith Group and HOK as subconsultants) included the HVAC and UPS replacements as bulletin 4 to the project.

Financial Impact: Change Order #18 for Non-AIP eligible work was included in the FY2023 Airport Budget.

Motion: “Move to approve and authorize the Chair to execute Change Order #18 to Contract 2021-15, Non-AIP CMAR – Miscellaneous Terminal, with Holland Construction, Inc. at a cost Not-to-Exceed \$780,209.”

6. Demolition of Old Scott School

When the schools were relocated, the old schools remained on the property and were not initially demolished. The PBC authorized a project to demolish the schools at the February 2023 meeting. The proposed project includes environmental remediation and demolition of the two former Scott Schools and all associated components. After demolition, the land will be returned to its natural state and incorporated into the adjacent agricultural leases.

Financial Impact: The Old Scott School Demolition will be funded by St. Clair County ARPA funds.

Motion: “Move to approve and authorize the Chair to execute the agreement for demolition of Old Scott School with S. Shafer Excavation, Inc. at a cost Not-to-Exceed \$606,000.”

7. Terminal Lease Agreement / Holland Construction

Historically, terminal lease space has been limited due to the lack of availability and subsequently due to lack of activity or interest. Recent improvements and additional office space will allow for new opportunities to support a variety of airline and non-airline activities. The future airline base will likely consume most if not all the terminal lease space. Until then, it is desirable to lease certain office space to Holland Construction, Inc, a non-airline entity. The lease area will encompass approximately 892 square feet (see attachment) for \$38.50 ppsf-annum.

Financial Impact: Revenue from the lease agreement will be used solely for the operations and maintenance of the Airport.

Motion: “Move to approve and authorize the Chair to execute the terminal lease agreement between MidAmerica St. Louis Airport and Holland Construction, Inc.”


AIRPORT UPDATE



Enplanements

									2022	2021	
4	GL	IL	ORD	Chicago	Chicago O'Hare International	P	L		33,120,474	26,350,976	25.69%
30	GL	IL	MDW	Chicago	Chicago Midway International	P	L		9,650,281	7,680,617	25.64%
166	GL	IL	PIA	Peoria	General Downing - Peoria International	P	N		284,322	237,442	19.74%
171	GL	IL	MLI	Moline	Quad Cities International	P	N		269,885	246,248	9.60%
189	GL	IL	BMI	Bloomington-Normal Airport	Central II Regional/Bloomington-Normal	P	N		175,665	159,897	9.86%
192	GL	IL	BLV	Belleville	Scott AFB/Midamerica St Louis	P	N		162,819	161,562	0.78%
214	GL	IL	RFD	Rockford	Chicago/Rockford International	P	N		121,544	102,779	18.26%
250	GL	IL	SPI	Springfield	Abraham Lincoln Capital	P	N		72,466	60,949	18.90%
257	GL	IL	CMI	Savoy	University of Illinois/Willard	P	N		64,715	56,700	14.14%
397	GL	IL	MWA	Marion	Veterans Airport of Southern Illinois	P	N		10,399	10,522	-1.17%
407	GL	IL	DEC	Decatur	Decatur	CS	None		9,871	9,001	9.67%
477	GL	IL	UIN	Quincy	Quincy Regional-Baldwin Field	CS	None		4,774	7,418	-35.64%

Enplanements



MidAmerica

ST. LOUIS AIRPORT

MidAmerica St. Louis Airport

Monthly Passenger Enplanements

NEW Enplanement Record!

	2023				2022				2021				2020		
Month	Departures	Enp	Avg Enp		Departures	Enp	Avg Enp		Departures	Enp	Avg Enp		Departures	Enp	Avg Enp
Jan	56	8,327	148.7		63	7,456	118.3		57	6,405	112.4		65	9,706	149.3
Feb	53	8,329	157.2		61	8,425	138.1		65	7,519	115.7		69	10,389	150.6
Mar	91	13,945	153.2		108	16,315	151.1		118	13,033	110.4		95	9,304	97.9
Apr	95	12,974	136.6		102	14,392	141.1		81	8,947	110.5		4	123	30.8
May	93	13,754	147.9		107	16,226	151.6		94	12,448	132.4		65	6,003	92.4
Jun	125	20,225	161.8		143	22,390	156.6		182	24,663	135.5		122	14,367	117.8
Jul	131	21,501	164.1		155	24,300	156.8		191	27,505	144.0		162	15,937	98.4
Aug	90	12,222	135.8		99	13,442	135.8		125	13,907	111.3		121	10,078	83.3
Sep	55	7,931	144.2		57	8,220	144.2		82	9,641	117.6		65	6,692	103.0
Oct	70	9,688	138.4		72	9,964	138.4		102	12,336	120.9		85	9,821	115.5
Nov	61	8,784	144.0		62	8,931	144.0		87	10,740	123.4		69	7,491	108.6
Dec	62	9,567	154.3		82	12,649	154.3		85	12,533	147.4		72	8,337	115.8
TOTAL	982	147,247	149.9		1111	162,710	146.5		1269	159,677	125.8		994	108,248	108.9
<div> <div>FAA Total CY Enplaned Passenger Data</div> <div> <div>162819</div> <div>161,562</div> <div>108,765</div> </div> </div>															

Terminal Expansion 2023



Taxiway LIMA 2023



Taxiway LIMA 2023



Taxiway LIMA 2023



Boeing – MQ25 Production Facility 2024



Boeing – MQ25 Production Facility 2024



Thank You!



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